

# **PRELIMINARY REDEVELOPMENT PLAN**

## ***TAHOE VISTA***

Prepared for: Tahoe Regional Planning Agency

Prepared by: Placer County Redevelopment Agency

May 2010

# **PRELIMINARY REDEVELOPMENT PLAN**

## **TAHOE VISTA**

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# **PRELIMINARY REDEVELOPMENT PLAN**

## **TAHOE VISTA**

### **General Overview**

Proposed Preliminary Redevelopment Plans are submitted to the Tahoe Regional Planning Agency (TRPA) pursuant to Chapter 15 of the TRPA Code of Ordinances (§15.10) (“Chapter 15”).

The Placer County Redevelopment Agency intends to submit final Redevelopment Plans for future TRPA approval after the new Regional Plan is adopted sometime over the next three to five years. These plan areas are: Kings Beach/Stateline, Tahoe Vista, Lake Forest, and, Tahoe City/Gateway. Plans for these areas will be submitted separately in accordance with TRPA’s Code of Ordinances-Chapter 15 (Chapter 15). Chapter 15 provides the opportunity for Placer County to undertake redevelopment programs within TRPA defined redevelopment areas that are found to be urbanized, blighted, and environmentally threatened.

These Preliminary Redevelopment Plans are conceptual policy and program documents; they do not identify specific project locations nor propose specific activities. They do present a discussion on the intent to study and explore certain targeted redevelopment activities that will focus and enhance the goals and objectives of the updated Regional Plan.

It is our understanding that under the new Regional Plan TRPA may provide land use incentives in TRPA redevelopment areas in order to promote the construction of environmental improvement projects. If so, the Placer County Redevelopment Agency submits these Preliminary Plans with the intent to qualify for such land use considerations.

### **Background**

The mixed residential and commercial uses in the Tahoe Vista community are showing signs of the effects of extended deferred maintenance. These conditions environmentally threaten Lake Tahoe’s primary assets, its clarity and beauty, which are compromised due to storm water run-off and pollution. While many neighborhoods located in Tahoe Vista are stable and reflect current market values, there are others which exhibit neglected properties, dilapidated structures, outdated infrastructure and a lack of public improvements that will exacerbate the community’s decline.

Similar to other communities in North Lake Tahoe, Tahoe Vista was originally developed in the 1950’s as an area of vacation cabins and motels, and has since become a year-round residential community with limited supporting commercial and public services. However, the infrastructure and environmental improvements have not been upgraded to adequately meet the increased needs of the Tahoe Vista community.

# **Preliminary Redevelopment Plan:**

## **TAHOE VISTA**

## **Section I – (15.10.B (2))**

***A description of the proposed redevelopment plan area boundaries and project area boundaries including a preliminary determination of which areas are blighted and urbanize***

### Tahoe Vista Community - Project Area Boundaries (See Exhibit D)

#### Introduction

The redevelopment area boundaries proposed in this report are consistent, and within those for the North Lake Tahoe Redevelopment Project Area adopted by the Placer County Board of Supervisors under California Law on July 16, 1996. However, the proposed Preliminary Tahoe Vista Redevelopment Plan area is smaller than the current applicable California redevelopment area.

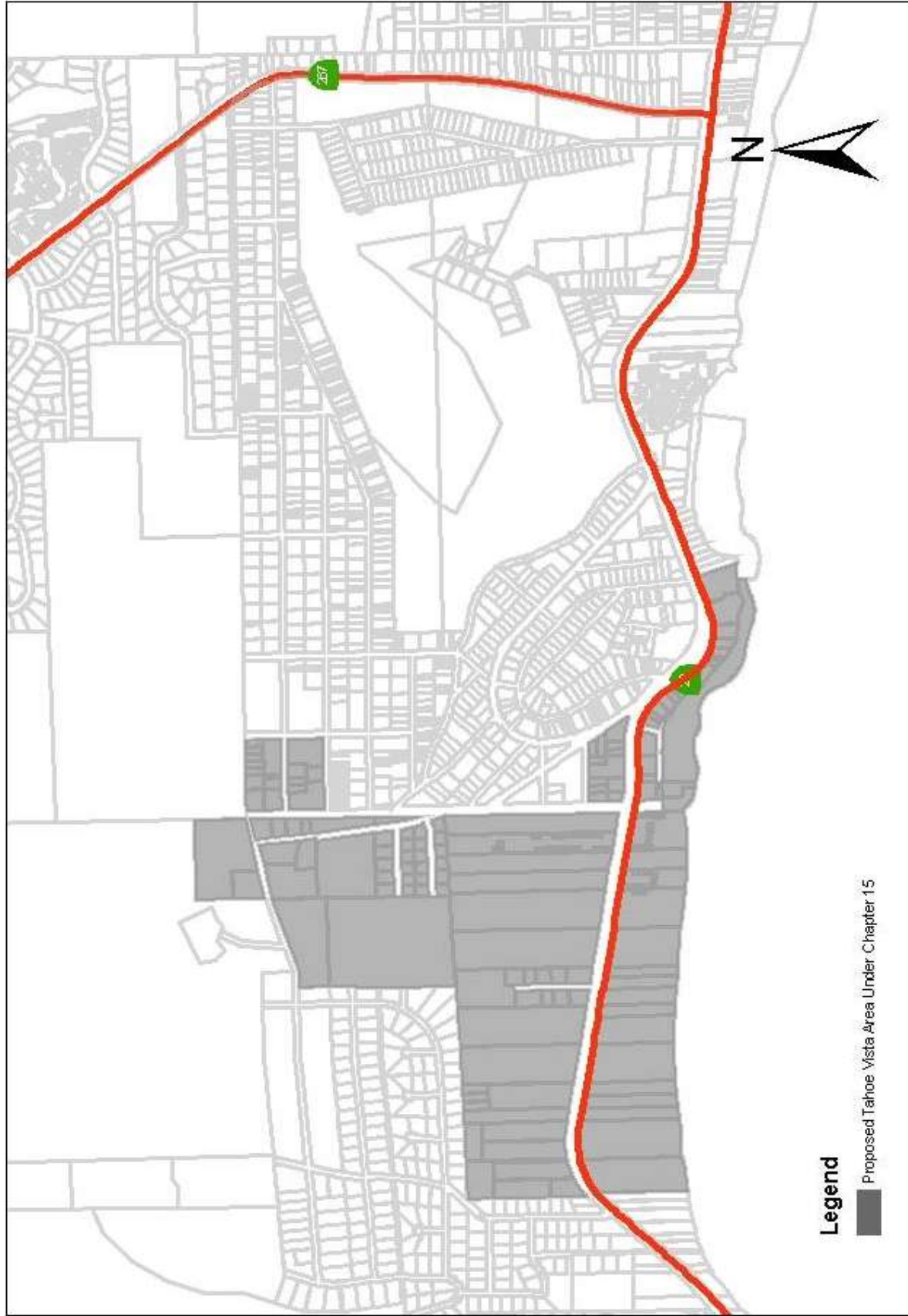
#### Community Description

For purposes of this Preliminary Tahoe Vista Redevelopment Plan, the community is defined as that area roughly beginning at Donner Road south to Lake Tahoe and generally those privately owned parcels adjacent to National Avenue on the east, including parcels north of Highway 28 to Yahoo Avenue, to Estates Drive on the West. The proposed Preliminary Redevelopment Plan area centers on National Avenue which is predominately commercial/industrial in nature.

Land use patterns vary widely, commercial activity fronts along State Route 28 and there are areas which may provide opportunities for open space or environmental preserves. Additionally, there is a trailer park which may pose an opportunity for residential improvements.

The proposed Preliminary Redevelopment Plan area consists of approximately 85 acres of land, located in Placer County at the north shore of Lake Tahoe.

EXHIBIT D



TAHOE VISTA AREA -- PROPOSED UNDER CHAPTER 15

## Section II – (15.10.B (3))

*A general statement of the proposed land uses, anticipated development, proposed targets and objectives related to attainment and maintenance of environmental thresholds, layout of the principal streets and transportation patterns, and a general description of the standards to be used for redevelopment of the area.*

### Statement of Proposed Land Uses

The proposed Redevelopment Plan in Placer County will incorporate the land use guides promoted in the updated Regional Plan. With attention to blighted conditions of the properties in this proposed plan, and all planned land uses will align with the updated Regional Plan goals. (See Adverse Conditions Study – Appendix). Land uses will exemplify development in urbanized areas that promote environmentally sensitive open space, low intensity recreational uses with a focus on creating uses that will encourage the use of public transit, bicycles and walking. Live-work environments will be encouraged and incentivized.

In conformance with current community plan goals, for redevelopment purposes this section of the community is proposed to continue primarily as a regional tourist and recreation area with some industrial and commercial uses.

### Anticipated Development (See Exhibit E)

This area includes parcels on the north at Donner Rd to Lake Tahoe on the south; and Anderson/Idlewood Roads on west and those privately owned parcels immediately adjacent to National Avenue on the east.

This section provides an overview of the proposed vision planned for the Tahoe Vista Preliminary Redevelopment Plan area. Additional descriptions of the environmental settings and land use elements will be discussed in detail at the time of project submittal.

### Roadway / Pedestrian Improvements

Tahoe Vista Preliminary Redevelopment Plan incorporates streets that are inadequately served by pedestrian improvements. While over the years, many efforts have been made to upgrade these roads and drainage facilities, many remain substandard when viewed in terms of modern engineering and construction.

### Commercial Renovation

There are a variety of privately owned commercial and industrial structures and properties in various states of disrepair and outdatedness. The Agency plans to encourage use of its commercial loan rehabilitation program and to incentivize new development where feasible.

### Recreational Open Space

Although the beaches of Lake Tahoe provide spectacular recreational opportunities for residents and tourists alike, there are Tahoe Vista neighborhoods which could be served by natural preserves. It is proposed to examine the feasibility as funds become available of using redevelopment programs in conjunction with the Conservancy to develop suitable, resident serving recreational and open space preservation opportunities.

### Workforce Housing

Continue to study and explore opportunities for infill new construction and rehabilitated affordable workforce housing. It is proposed to examine the opportunities for improving the community's trailer park facilities. For purposes of this Plan workforce housing includes very low, low and moderate income levels as defined by California law.



### Attainment & Maintenance of Environmental Thresholds - Targets and Objectives

It is the goal of this plan to implement orderly growth and development consistent with the threshold carrying capacities identified through the adoption of the new Regional Plan. Infrastructure improvements will cover a variety of public works projects ranging from correcting and installing utilities, traffic capacity projects, accommodations for transit options, storm drainage, sewers, soil stabilization, etc.

The proposed Preliminary Redevelopment Plan is targeted to the highest and most critical environmental improvement projects that will lead to the greatest benefit over the shortest period of time for the overall community. It is determined that the most efficient and effective use of public and private dollars is to focus on the objectives of the environmental improvement program as the standard for plan evaluation.

As projects come forward for development approval they will be measured against the approved five –year environmental improvement project list. The Placer County Redevelopment Agency will provide assistance to private property owners in achieving pertinent thresholds within the proposed redevelopment area.

### Transportation Patterns

State Route 28 is the primary highway and transportation link between Kings Beach and Tahoe City. Within the Tahoe Vista proposed Redevelopment Area it consists of four travel lanes, two through lanes in each direction except for a distance after National Avenue when it narrows to three lanes: two westbound and one eastbound.

The other major roadway is National Avenue. This County road is a two lane street connecting SR 28 with the North Tahoe Regional Park and the industrial area.

The private automobile is the primary mode of transportation. Parking within the community is composed of a mixture of public parking and private parking. The Tahoe Vista community is currently serviced by the Tahoe Area Regional Transit system.

### General Description of Redevelopment Standards

The standards proposed for the implementation of the Tahoe Vista Redevelopment Plan area are:

1. The project must result in the upgrading and renovation of the communities' existing industrial, commercial, and residential building stock, and where possible, reduce the dilapidated building stock contributing to the degradation of Lake Tahoe.

2. Redevelopment activities must result in development that is both economically attractive to private developers and will achieve and sustain correction of environmental damage to Lake Tahoe through the Achievement Activities of environmental thresholds.
3. Consideration of any substantial redevelopment undertaking must have input from the community affected by the proposed activity.
4. The project should aid in the construction of the Tahoe Vista Community Plan improvements including sidewalks, lighting, undergrounding of utilities and other pedestrian improvements.

In order to achieve environmental and land use goals, any development project should focus on activities which in the short run bring about public awareness that positive change is occurring, and in the long term bring about the actual construction of environmental improvement projects.

### **Section III - (15.10.B (4))**

*A general statement of how the proposed redevelopment plan conforms to the provisions of the Goals and Policies, the Transects, the applicable plan area statements, the Code, and the environmental thresholds.*

#### Conformity with TRPA Goals, Policies, Code and Thresholds

The Redevelopment Plan for the proposed Tahoe Vista community will be consistent with the TRPA Code of Ordinances, the Placer County General Plan, community plans for areas within the boundaries of the plan, Transects for areas outside community plan areas, and the Regional Plan for the Lake Tahoe Basin in effect at the time of Redevelopment Plan approval.

#### Goals & Policies

The Redevelopment Agency agrees to support and promote TRPA's goals to maintain the significant scenic, recreational, educational, scientific, natural and public health values provided by the Region, through its development projects.

Balancing sustainable development with the above will encourage the wise use of Lake Tahoe and the resources of the area, preserve public and private investments in the community, and preserve the social and economic health of the region.

#### Code of Ordinances

The Code of Ordinances (Code) is a compilation of land use and environmental regulations regarding Lake Tahoe. The Redevelopment Agency's proposed Preliminary Tahoe Vista Redevelopment Plan is in conformity with the Code.

All projects are subject to TRPA (in accordance with Chapter Four of the Code) and Placer County review. To ensure effective and efficient coordination, the Code and the Placer County Zoning Ordinances shall apply to building modifications, expansions and repairs. When a conflict presents itself, the most restrictive ordinance shall apply.

### Environmental Improvement Program

The TRPA Environmental Improvement Program (EIP) encompasses hundreds of capital improvement, research, program support, and maintenance projects designed to restore and protect Lake Tahoe's clarity.

Placer County is partner with TRPA in constructing and maintaining EIP projects of mutual benefit. Over a twenty-year period Placer County is committed to develop and construct public improvements

### Thresholds

Thresholds are environmental standards adopted by TRPA to help protect Lake Tahoe. Designed to reflect the inter-connected nature of the environment, the economy and the community's social well-being, the environmental threshold carrying capacities and standards for the Lake Tahoe Basin essentially define the capacity of the Region to accommodate additional land development. Threshold indicators are used as the measures of success of attaining environmental health in the region.

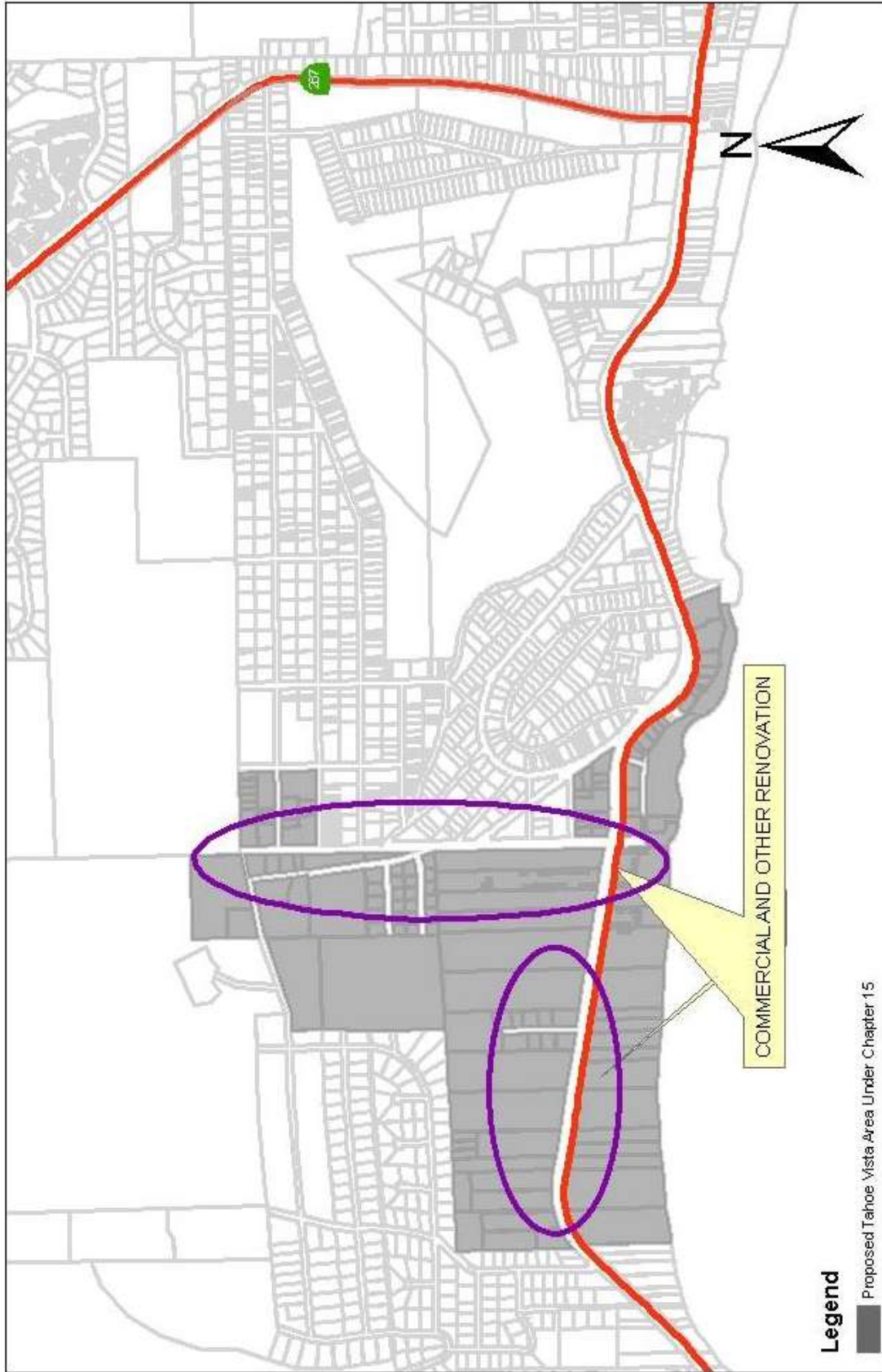
In order to ensure that any public improvement undertaken in Placer County – North Lake Tahoe region, is targeted to the highest and most critical priority activities, and will lead to the greatest benefit over the shortest period of time for the overall community, Placer County Department of Public Works will determine the projects and activities from the approved EIP projects list.

Table A below is a listing of currently approved EIP projects for the Tahoe Vista Redevelopment Plan area:

<b>EIP PROJ. No.</b>	<b>EIP THRESHOLD</b>	<b>PROJECT NAME</b>	<b>DESCRIPTION</b>
<b>TAHOE VISTA</b>			
716	Water Quality	Tamarack ECP	Water Quality improvements including treatment of public ROW runoff
149	Scenic Improv.	Utility Underground	Undergrounding of overhead utilities along SR28 and sections of County roads near the lakeshore.

<b>TAHOE VISTA EIP PROJECTS – (CONTINUED)</b>			
<b>EIP PROJ. No.</b>	<b>EIP THRESHOLD</b>	<b>PROJECT NAME</b>	<b>DESCRIPTION</b>
649/436	Water Quality	Snow Creek Wetlands Restoration	Removal of fill material placed in SEZ and restoration of wetlands
10038	Recreation	Nat'l Ave Tahoe Vista Connection Trail	Class I bike trail connection between TV Recreation Beach to No. Tahoe Regional Park
748	Air Quality	Four Corners Bikeway Summit to TV Recreation Trail	Bike trail connection at Sawtooth Ridge into North Tahoe Regional Park

EXHIBIT E



TAHOE VISTA AREA -- PROPOSED UNDER CHAPTER 15  
CONCEPTUAL DEVELOPMENT

### Threshold Achievement Criteria

1. Projects seeking consideration under the provisions of the Plan, must contribute to the implementation of one, or more, of the Environmental Improvement Program projects above.
2. All contribution determinations and calculations shall be made by the Placer County Department of Public Works.
3. Improvement of public or private facilities, provisions of added open spaces, construction of BMPs in conformance with environmental carrying capacities established by TRPA.
4. Use of rehabilitation and façade improvement loans and grants to leverage private investment and improve commercial building conditions.
5. Implementation of a public improvement program including road grading, patching and paving; curb, gutter and sidewalk construction; and storm drain installation.
6. Potential participation in operation and maintenance of public improvements related to air and water quality through funding contribution and / or providing those services for County Department of Public Works determined projects.

#### **Section IV - (15.10.B (5))**

##### ***A general description of the provisions for existing and new affordable housing and the expected impact of the proposed redevelopment plan on the residents of the redevelopment plan area and surrounding neighborhoods***

###### Description of Provisions for Workforce Housing and Community Impacts

Lake Tahoe is a unique and complex regulatory environment where development of affordable housing is a challenge on a number of levels. Housing affordability pressures are particularly visible on the North Shore where the lack of current decent housing supply available for area workers appears to have provided the opportunity for property owners to rent their units to workers willing to live in substandard and overcrowded conditions, while paying unaffordable rents.

Clearly, the need for affordable housing outpaces the available land and local state and federal dollars necessary for development. The Agency will continue on its path as defined under its TRPA redevelopment plans to expand, improve and preserve the supply of affordable housing. The impact on the redevelopment plan area and surrounding neighborhoods will be positive in nature as the Agency will continue to promote affordable workforce housing opportunities for the residents and workforce in the North Lake Tahoe Area, as well as provide opportunities for workers commuting into the Basin, to live closer to work.

The TRPA Code of Ordinances establishes specific regulations and thresholds for, among other things, land use, density, rate of growth, and land coverage. TRPA's Code of Ordinances also sets maximum annual housing unit allocations, as well as density and coverage limitations on multi-family development. These ordinances are meant to ensure that environmental thresholds are adhered to and that Lake Tahoe's water quality is protected. TRPA has adopted programs to address the need for workforce housing units in which certain housing developments may obtain special consideration from TRPA's allocation requirements.

In addition to a unique land use regulatory environment, Lake Tahoe has additional challenges to the creation and maintenance of affordable housing including a large seasonal tourist population and a substantial second-residence population, which limits access to permanent affordable housing units. Dean Runyan Associates prepared *The Economic Significance of Travel to the North Lake Tahoe Area, 1997-2002 Detailed Visitor Impact Estimates* in December 2003, which noted that nearly 6 in 10 housing units in the Lake Tahoe Basin are vacation homes classified for seasonal, recreational, or occasional use. Other studies such as the Housing Demand Review, for the then Cedar Grove project, have also addressed the lack of affordable housing within the region and concluded that there is a shortage of several hundred affordable housing units in the Lake Tahoe region. Although developing long-term affordable units is difficult in Lake Tahoe, the Agency has made progress in several areas.



In 2001, Placer County adopted an Inclusionary Housing Ordinance, which requires residential developers in the Area to set aside 15% of the units built as affordable to very low and moderate-income households. Redevelopment inclusionary housing units require a 45 year or 55 year long-term affordability covenant be recorded against the property for either for – sale or rental units respectively.

<b>BREAKDOWN OF AFFORDABILITY LEVELS</b>		
<b>Affordability Category</b>	<b>Percent of Median Income</b>	<b>Maximum earnings for a family of four</b>
Very Low	31% - 50%	\$36,400
Low	51% - 80%	\$58,250
Moderate	81% - 110%	\$80,080

*Source: State of California, Housing and Community Development 2009 income limits.*

### Program Description

The Agency will assist in the development of mixed-use complexes to create affordable housing opportunities. Additionally, due to the high demand for lower paying service and tourism related jobs in the Lake Tahoe region, the Agency plans to continue to promote new affordable workforce housing construction.

The Agency will continue to work with developers by providing gap financing to construct new affordable rental or ownership units, rehabilitating or reconstructing existing developments, and preserving existing affordable units that are otherwise threatened. The Agency has made major financial contributions to assist in the development of potential housing sites.

The Agency's housing rehabilitation program provides low interest loans of up to \$150,000 to correct health and safety hazards, increase energy conservation, and extend the useful life of an affordable owner-occupied or rental home. Examples include correcting plumbing, electrical, or roof problems, room additions, insulation, and replacing inefficient appliances. This program extends the useful life of the affordable units occupied by low and moderate-income households and improves the quality of the neighborhoods. The Agency will continue to actively pursue State and federal grant funds to leverage the housing set aside from tax increment.

The homeownership program currently makes loans available to qualified homebuyers up to \$150,000 in order to purchase a home. These loans act as assistance financing to make mortgage payments more affordable. Single family detached homes, town homes, and condominiums are eligible purchases under this program.

## **Section V – (15.10.B (6))**

***A statement of how the preliminary plan differs from and conforms to the adopted community plan, including a re-evaluation of items required by Subparagraphs 14.6.C (1) through (7), inclusive, and other items prescribed by TRPA as appropriate to deal with new or changed circumstances arising subsequent to the adoption of the community plan.***

### Conformity with Community Plan

The Preliminary Redevelopment Plan for the Tahoe Vista community will be consistent with: the community plans for areas within the boundaries of the plan; transects for areas outside community plan areas; and the Regional Plan for the Lake Tahoe Basin in effect at the time of Redevelopment Plan approval.

The Tahoe Vista Community Plan, under the updated Regional Plan, will include affordable housing as an allowed (and encouraged) use. This redevelopment plan proposes special height, density and coverage considerations be given to projects that provide affordable housing.

There are redevelopment opportunities on property outside of the current community plan boundaries. This Plan proposes that for those projects within an approved TRPA redevelopment area, that meet the provisions specified in the new Regional Plan, be exempt from the requirement to be located within a community plan area, if eligible.

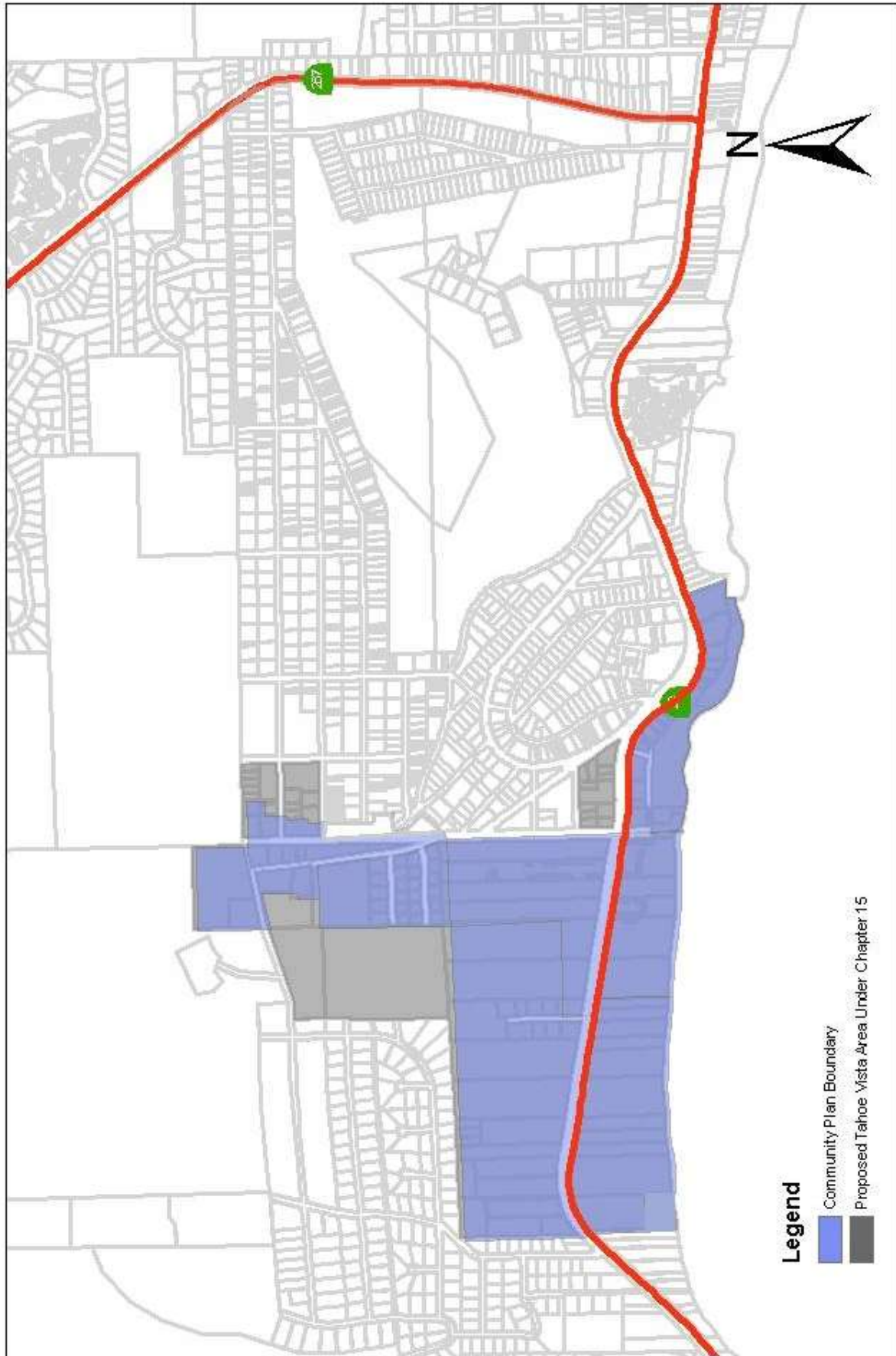
### Consideration to Include Areas Outside a Community Plan Area (See Exhibit F)

The bulk of the proposed Tahoe Vista Preliminary Redevelopment Plan area consists of approximately 85 acres of which a portion is outside the Community plan Area.

In 1996, the Tahoe Vista Community Plan envisioned a commercial/industrial village concept for the industrial and public service parcels along the eastern border of National Avenue, but left this area outside of the Community Plan. The Redevelopment Agency concurs with this assessment; however, nothing has been done toward those ends because there are no incentives to do so. The Agency would like to explore with community stakeholders, the possibilities of incorporating a broader village concept with an open space preserve.

Adding the areas which currently exist outside of a community plan area, but within a TRPA redevelopment area, would underscore the environmental, social and economic public policy direction of the new Regional Plan Update, and may allow discretionary actions consistent with community goals.

EXHIBIT F



TAHOE VISTA AREA -- PROPOSED UNDER CHAPTER 15

## Section VI - (15.10.B (7))

### *Prepare an economic feasibility and needs assessment.*

#### Assessment of Economic Feasibility

The economy of the North Tahoe area is heavily dependant upon the tourist industry; more so than other similar resort locations. The economic conditions required for a diversified economy, cost of living chief among them, are not present at this time and are unlikely to change. Redevelopment projects, supported by the County's investment in infrastructure, which attract a greater share of the tourist market such as high quality accommodations and event facilities or meet a community need, such as workforce housing, will have the greatest immediate impact on the redevelopment areas.

To the extent projects encourage year-round occupancy the retail economy will be better supported. Accommodation projects (e.g., entertainment, event/conference centers), and enhanced transit connections to ski resorts will all serve to improve the non-summer draw of those commercial centers. These facilities will also offer viable alternatives to ski-area lodging, to the benefit of the region.

While the national economy has suffered significant financial and economic setbacks over the last eighteen months, the real estate market on the North Shore has also been affected. Real estate sales were strong in 2005 and 2006, dropped by 34% in 2007 and 15% in 2008. In 2007 the average number of days a property was for sale improved slightly from 2006 but increased by 26% in 2008 to 121 days. During the first quarter of 2009 the number of home sales is below historical numbers however the number of marketing days is comparable at 95 days.

The highest percentages of home sales have been between \$300,000 and \$900,000 that includes both primary and secondary housing sales. An informal analysis indicates a greater number of homes sold are at the high range which would indicate homes sold were for secondary use.

Below is a table which reflects the historical property tax increment received in the overall California North Lake Tahoe Redevelopment Area:

<b>Fiscal Tax Year</b>	<b>Tax Increment Received*</b>
2007-08	\$6,281,570
2006-07	\$5,549,506
2005-06	\$4,763,024
2004-05	\$3,965,388
2003-04	\$2,931,906

\*Historical tax increment does not reflect charges for property tax administration fees, pass through payments, housing set-aside, or debt service

Developing beneficial uses will require a concerted public/private effort to reduce project risk and, potentially, to offset onerous costs associated with certain high-benefit projects. Well-conceived hotel developments and associated work force housing may be a good public-private investment opportunity. The community of Tahoe Vista has few high quality tourist accommodations or facilities. Many of the buildings that house the available tourist accommodations are well past their effective building life and do not inspire the increasingly sought-after and demanding tourist.

Retail markets in the Basin are dwindling and to increase the supply of retail in the redevelopment areas would require a strategy geared to increase demand through greater capture of the visitor market and increasing the number of year round residents in the community. The immediate goal of a redevelopment strategy would be to replace out-dated, under-performing retail uses with better performing ones, resulting in increased volumes in sales in key niches. Many buildings currently housing retail uses were not originally constructed for that purpose and lack the space and amenities required such as display windows, restrooms, appropriate ceiling heights and so on. Building locations are not conducive to shopping and lack pedestrian connectivity. Another key issue is traffic management and pedestrian safety.

Through inclusion of the Tahoe Vista Preliminary Redevelopment Plan area in TRPA's Chapter 15, the Placer County Redevelopment Agency hopes to improve its ability to impact Lake Tahoe's environmental conditions, increase the viability of tourism and retail in the community, improve public infrastructure, and produce sustainable affordable workforce housing.

## **Section VII (15.10.B (9))**

***Reasonable provisions for public participation, including notice to, and comment by, affected property owners and residents.***

### Public Participation Provisions

To support an emphasis on more sustainable environmental preservation and community building, concentrated communications and feedback opportunities are needed for all those who play a role including residents, business operators, developers, environmental interest groups, visitors and other stakeholders within the redevelopment plan areas. Additionally, public feedback will be sought from community business associations and Spanish speaking interest groups.

In addition to general program and project description outreach, prior to Governing Board action, the Placer County Redevelopment Agency will initiate one or more public outreach meetings with the North Tahoe Regional Advisory Council in order to receive feedback and recommendation regarding a program and/or project, including vision, processes and benefits.

This comprehensive public outreach will assist to clarify the intentions, refine an implementation plan, and ensure an informed public.

# **APPENDIX**

## **ADVERSE CONDITIONS STUDY:**

### **TAHOE VISTA**

# ADVERSE CONDITIONS STUDY:

## Tahoe Vista

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### I. PURPOSE OF THE REPORT

Chapter 15 in the Tahoe Regional Planning Agency (TRPA) Code of Ordinances sets forth the process for adoption of redevelopment plans pursuant to the Goals and Policies of TRPA and as provided for in the plan area statements. Section 15.1 of the TRPA Code of Ordinances dictates that the applicability of Chapter 15 shall apply only to redevelopment plans which are in eligible areas; are predominantly urbanized, blighted; and designated in the applicable plan area statement as eligible for redevelopment plan, etc. This Adverse Conditions Study provides the background and data to evidence the blighted nature of the North Lake Tahoe Redevelopment Project Area (Project Area). Specifically, this report focuses on the Tahoe Vista community in the North Lake Tahoe Basin.

### II. HISTORY AND BACKGROUND

The Placer County Redevelopment Agency (Agency) was formed in April 1991 pursuant to California Health and Safety Code Section 33300 *et seq.* A five-member board, which also serves as the Placer County Board of Supervisors, governs the Agency. The purpose of the Agency is to eliminate blight and support environmental improvements within the project area, by strengthening its economic base through building public infrastructure, supporting facility improvements, commercial/industrial development and rehabilitation, as well as providing affordable housing development and rehabilitation.

The Tahoe Vista area community under study includes an aging and run-down commercial and industrial strip adjacent to National Avenue that provides evidence of impaired investments and economic maladjustment. The boundaries have been set to maximize the effectiveness of redevelopment as a tool for the revitalization of the area. The boundaries have been structured to include a targeted number of substandard and deteriorated commercial and industrial buildings as well as residential structures that are substandard and in need of rehabilitation.

The Tahoe Vista Redevelopment Project Area contains approximately 1,909 parcels. Agency staff surveyed a sampling of the parcels within the Project Area. Agency staff utilized this information to further refine the area boundaries to what is proposed within this report.

Agency staff reviewed several existing reports to support its conclusions noted within this report including The Preliminary North Lake Tahoe Redevelopment Project Area report



dated March 1993 prepared by John B. Dykstra & Associates which was prepared for the adoption of the North Lake Tahoe Redevelopment Project Area; the North Lake Tahoe Redevelopment Area Report of Recommended Policy, Code and Regulation Changes to Facilitate Redevelopment Opportunities, dated December 15, 2005 and prepared by Design Workshop, Inc.; and the Final Report of the Implementation Strategy for the Redevelopment of Kings Beach and Tahoe City dated May 14, 2007 and prepared by Economic and Planning Systems for the Agency.

Agency staff focused its review on public infrastructure conditions or lack thereof, exterior conditions of each parcel surveyed as well as the usefulness of each parcel in comparison to current market standards for the respective type of use. Agency staff did not perform interior inspections of each property.

Agency staff used the information to compile a database of general observations which is summarized in the Building and Site Conditions Survey Results (Attachment A). This blight summary delineates by street, the total number of parcels, the number of blighted parcels and the percentage of blighted parcels. Following the survey results are photos taken around the proposed redevelopment area that exemplify the blight present (Attachment B).

### **III. EXISTING CONDITIONS SURVEY RESULTS**

From June to August 2009, Agency staff performed a windshield survey of parcels within the proposed areas to determine if those parcels meeting TRPA's definition of blight. The survey did not include interior property inspection. It was a visual assessment of conditions based upon a certain set of criteria whereby Agency staff photographed properties and recorded general observations of the properties surveyed.

Section 15.2.B of TRPA's Code of Ordinances sets forth TRPA's definition of blight, which is as follows:

**Blighted Area:** A blighted area is characterized by properties which suffer from economic dislocation, deterioration or disuse because three or more of the following factors cause a reduction or lack of proper utilization of the area to such an extent that the blight constitutes a serious physical, social, environmental or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone:

- (1) The existence of parcels of irregular form and shape and inadequate size proper usefulness and development.
- (2) The layout of parcels in disregard of the contours and other topographical or physical characteristics of the ground and surrounding conditions.

- (3) The existence of inadequate public improvements, public facilities, open space, and utilities which cannot be remedied by private or governmental action without redevelopment.
- (4) A prevalence of depreciated values, impaired investments, and social and economic maladjustment.
- (5) The existence of substandard public or private facilities or improvements, insufficient open space, poor scenic quality, insufficient transportation systems, air quality problems, or insufficient water quality protection systems, such that there is non-compliance with the applicable environmental threshold carrying capacities.

Section 15.2.B. of the TRPA Code of Ordinances sets forth several criteria for a blighted area. The following provides an analysis of TRPA's criteria and area supporting data determined by Agency staff during a recent survey of parcels within the proposed Tahoe Vista area, to indicate that these factors still exist within the proposed boundaries.

### **General**

Several buildings and public facilities were poorly constructed and / or constructed before the adoption of the TRPA Code of Ordinances, and do not comply with the environmental threshold carrying capacities. In addition, Agency staff observed a general lack of infrastructure, storm drain improvements, and odd shaped parcels which posed challenges development particularly along National Avenue. There was a general lack of sidewalks. A common notation by Agency staff, was that there were several hotels and motels surveyed which were constructed in the around the 1960's that front along Highway 28. However, these properties have outlasted their useful life as the consumer demands have increased for a more comprehensive hotel/motel experience. While Agency staff saw several properties that were improved and upgraded from a bricks and mortar perspective, most properties were found to lack private sector investment to mitigate deterioration and extend the useful life of the buildings. National Avenue has a mix of dwelling types, from older cottage style wood frame residences to newer homes along Toyon, to a trailer park in disrepair. Adjacent to these residential uses are the former batch plant now owned by Placer County, recreation uses, and industrial uses.

Section 15.2.B. of the TRPA Code of Ordinances sets forth several criteria for a designated blighted area. The following provides a description of TRPA's criteria:

**The existence of parcels of irregular form and shape and inadequate size proper usefulness and development**

Land use patterns in the proposed area vary widely, although, the predominant theme of businesses is tourist-related, with a sizeable number of motels and restaurants along State Route 28. The area along National Avenue is industrial in nature, but abuts residential uses. Staff noted several areas in which parcels were narrow and oddly shaped and not conducive to feasible development.

**The layout of parcels in disregard of the contours and other topographical or physical characteristics of the ground and surrounding conditions**

The industrial area along the eastern side of National Avenue is adjacent to preserved areas owned by the California Tahoe Conservancy and designated for recreational uses. On the other side of National Avenue, residential areas abut the industrial uses. Lakeside parcels fronting Highway 28 are largely built out with aged tourist accommodation units and large vacation homes.

**The existence of inadequate public improvements, public facilities, open space, and utilities which cannot be remedied by private or governmental action without redevelopment**

Staff observed a general lack of infrastructure and storm drain improvements. There is a lack of sidewalks which in the winter months, when snow accumulation forces pedestrians into the roadways with vehicles, can pose a safety hazard. Several developments along National Avenue and adjacent to the lake appear older in nature, and likely developed before the TRPA Code of Ordinances took effect and are assumed not to have updated BMPs and meet environmental threshold carrying capacities.

**A prevalence of depreciated values, impaired investments, and social and economic maladjustment**

Adverse economic conditions are evidenced by depreciated values, impaired investments and economic maladjustment. The Tahoe Basin has a high construction cost. High construction and land costs make it difficult for private sector investment.

Homes located along the shoreline tend to be larger, newer single-family or multi-family units which cater to the vacation rental market. To the north, residences vary from newer multi-million dollar homes, to condos and timeshares to an old, run-down trailer park, to cottage style wood-frame structures. The majority of tourist accommodation units, in the proposed area, is relatively old and suffers from age and operates at a competitive disadvantage. Several of the residential developments in the area lack adequate drainage facilities.

**The existence of substandard public or private facilities or improvements, insufficient open space, poor scenic quality, insufficient transportation systems, air quality problems, or insufficient water quality protection systems, such that there is non-compliance with the applicable environmental threshold carry capacities.**

Staff noted a general lack of sidewalks in the area. The lack of sidewalks is exacerbated in the winter time when snow accumulation forces pedestrians to walk in the street and share the roadway with vehicles. It appeared that the majority of both private and public facilities were constructed prior to the adoption of TRPA Code of Ordinances and therefore lacked updated BMPs and were assumed not to comply with the environmental threshold carrying capacities. Many of the private parcels fronting the lake are built out. Scenic views are obstructed. The area is served by the Tahoe Area Regional Transit (TART).

# **Attachment A**

## **Building Conditions Survey Results**

## Tahoe Vista Building/Site Conditions Survey Results

Street Name/Location	Number of Parcels	Number of Blighted Parcels	Percentage of Blighted Parcels
Anderson Road - West	4	1	25.0%
Anderson Road - East	5	2	40.0%
Donner Road - South	2	2	100.0%
Grey Lane - North	4	2	50.0%
Grey Lane - South	5	5	100.0%
Toyon Road - North	5	1	20.0%
Toyon Road - South	5	2	40.0%
National Avenue - East	51	19	37.3%
Yaho Avenue - North	1	0	0.0%
Yaho Avenue - South	6	0	0.0%
Gun Club Road - West	6	2	33.3%
Gun Club Road - East	1	1	100.0%
Highway 28-North Lake Boulevard	37	13	35.1%
<b>TOTALS</b>	<b>132</b>	<b>50</b>	<b>37.9%</b>

# **Attachment B**

## **Tahoe Vista Community Photos**

## Tahoe Vista Community Pictures



Trailer park along National Avenue

Along National Avenue near  
junction with Gun Club Road



Commercial property  
along Gun Club Road





Example of tourist accommodation units  
along Highway 28 near National Avenue

Example of residence along  
Anderson Road and Highway 28

